

051.A

0001

0006.A

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

773,900 / 773,900

USE VALUE:

773,900 / 773,900

ASSESSED:

773,900 / 773,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
6-A		BACON ST, ARLINGTON

**OWNERSHIP**

Owner 1:	ALI HOSSAM	Unit #:	6A
Owner 2:			
Owner 3:			

Street 1: 6A BACON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ:
Postal: 02474		Type:

**PREVIOUS OWNER**

Owner 1:	D ADDIO DAVID/JOYCE C -
Owner 2:	-

Street 1: 60 LOWELL ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ:
Postal: 02476		

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2005, having primarily Cmpm. Clap Exterior and 2244 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	B2A	MAJOR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7702												G7	1.			

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	773,900			773,900		
Total Card	0.000	773,900			773,900	Entered Lot Size	
Total Parcel	0.000	773,900			773,900	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	344.88	/Parcel: 344.8	Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	760,300	0	.	.	760,300	760,300	Year End Roll	12/18/2019
2019	102	FV	745,300	0	.	.	745,300	745,300	Year End Roll	1/3/2019
2018	102	FV	723,700	0	.	.	723,700	723,700	Year End Roll	12/20/2017
2017	102	FV	649,500	0	.	.	649,500	649,500	Year End Roll	1/3/2017
2016	102	FV	626,900	0	.	.	626,900	626,900	Year End	1/4/2016
2015	102	FV	670,700	0	.	.	670,700	670,700	Year End Roll	12/11/2014
2014	102	FV	554,000	0	.	.	554,000	554,000	Year End Roll	12/16/2013
2013	102	FV	574,200	0	.	.	574,200	574,200		12/13/2012

Parcel ID 051.A-0001-0006.A

!15121!

**PRINT**

Date 12/11/20 Time 04:52:44

**LAST REV**

Date 03/02/20 Time 15:50:30

apro

15121

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION****TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
D ADDIO DAVID/J	55462-265		9/27/2010		560,000	No	No		
743 MASS AVE LL	47810-268		7/14/2006		563,000	No	No		
PJC ARLINGTON R	46168-319		9/28/2005	Family		No	No	M DEED	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/18/2003	1057	New Buil	201,600	O		G7	GR FY07	

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/27/2017	Measured	DGM	D Mann
2/25/2013	Inspected	BR	B Rossignol
2/10/2006	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>													
Type: 8	- Condo TnHs.			Full Bath: 1	Rating: Very Good			GAS FIREPLACE. OF=XTRA SHOWER IN FBATH / XTRA SINK.																	
Sty Ht: 3	- 3 Story			A Bath:	Rating:																				
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																				
Foundation: 1	- Concrete			A 3QBth:	Rating:																				
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good																				
Prime Wall: 20	- Cpm. Clap			A HBth:	Rating:																				
Sec Wall: 7	- Brick	40%		OthrFix: 2	Rating: Good																				
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>																					
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1																	
Color: YELLOW				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
View / Desir:				Fpl: 1	Rating: Good			Other																	
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper																	
Grade: B	- Good			<b>CONDOS INFORMATION</b>				Lvl 2																	
Year Blt: 2005	Eff Yr Blt:			Location:				Lvl 1																	
Alt LUC:	Alt %:			Total Units:				Lower																	
Jurisdct: G7	Fact: .			Floor: M	- Multi-Level			Totals	RMs: 6	BRs: 3	Baths: 1	HB	1												
Const Mod:				% Own: 50.000000000				<b>REMODELING</b>				<b>RES BREAKDOWN</b>													
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:	1	6	3	M													
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	5.5	%		Additions:																	
Prim Int Wall: 1	- Drywall			Functional:				Kitchen:																	
Sec Int Wall:		%		Economic:				Baths:																	
Partition: T	- Typical			Special:				Plumbing:																	
Prim Floors: 3	- Hardwood			Override:				Electric:																	
Sec Floors: 15	- Carpet	40%		Total:	5.5	%		Heating:																	
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				General:	1	6	3														
Subfloor:				Basic \$ / SQ: 245.00				<b>COMPARABLE SALES</b>																	
Bsmnt Gar: 2				Size Adj.: 0.76737964				Rate	Parcel ID	Typ	Date	Sale Price													
Electric: 3	- Typical			Const Adj.: 1.05410290																					
Insulation: 3	- Typical			Adj \$ / SQ: 198.180																					
Int vs Ext: S				Other Features: 68435																					
Heat Fuel: 2	- Gas			Grade Factor: 1.33																					
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.20000005																					
# Heat Sys: 1				NBHD Mod:																					
% Heated: 100		% AC: 100		LUC Factor: 1.00																					
Solar HW: NO		Central Vac: NO		Adj Total: 818989					Juris. Factor: 1.00		Before Depr: 316.29														
% Com Wall		% Sprinkled:		Depreciation: 45044					Special Features: 0		Val/Su Net: 344.88														
				Deprecated Total: 773944					Final Total: 773900		Val/Su SzAd: 344.88														
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:													
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 051.A-0001-0006.A												<b>IMAGE</b>									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N					Total Yard Items:				Total Special Features:						Total:										
<b>AssessPro Patriot Properties, Inc</b>																									